

<p>Attorney or Party Name, Address, Telephone &amp; FAX Nos., State Bar No. &amp; Email Address</p> <p>Derrick Talerico (SBN 223763) David B. Zolkin (SBN 155410) WEINTRAUB ZOLKIN TALERICO &amp; SELTH LLP 11766 Wilshire Blvd., Suite 730 Los Angeles, CA 90025 Telephone: 424-500-8552 Email: dtalerico@wztslaw.com dzolkin@wztslaw.com</p> <p><input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: Broadway Avenue Investments, LLC</p>	<p>FOR COURT USE ONLY</p>
<p><b>UNITED STATES BANKRUPTCY COURT</b> <b>CENTRAL DISTRICT OF CALIFORNIA - LOS ANGELES DIVISION</b></p>	
<p>In re:</p> <p>SEATON INVESTMENTS, LLC, et al.,</p>	<p>CASE NO.: 2:24-bk-12079-VZ (Jointly Administered) CHAPTER: 11</p>
<p><input type="checkbox"/> Affects all Debtors. <input type="checkbox"/> Affects Seaton Investments, LLC (2:24-bk-12079-VZ) <input type="checkbox"/> Affects Colyton Investments, LLC (2:24-bk-12080-VZ) <input checked="" type="checkbox"/> Affects Broadway Avenue Investments, LLC (2:24-bk-12081-VZ) <input type="checkbox"/> Affects SLA Investments, LLC (2:24-bk-12082-VZ) <input type="checkbox"/> Affects Negev Investments, LLC (2:24-bk-12091-VZ) <input type="checkbox"/> Affects Alan Gomperts (2:24-bk-12074-VZ) <input type="checkbox"/> Affects Daniel Halevy (2:24-bk-12075-VZ) <input type="checkbox"/> Affects Susan Halevy (2:24-bk-12076-VZ)</p> <p style="text-align: right;">Debtor(s).</p>	<p><b>NOTICE OF MOTION FOR:</b> Order Authorizing Debtor to Enter into Post-Petition Lease</p> <p><b>(Specify name of Motion)</b></p>
<p>DATE: February 25, 2025 TIME: 11:00 a.m. COURTROOM: 1368 PLACE: 255 East Temple Street Los Angeles, CA 90012</p>	

1. TO (*specify name*): The Honorable Vincent P. Zurzolo, United States Bankruptcy Judge, and all Parties in Interest:
2. NOTICE IS HEREBY GIVEN that on the following date and time and in the indicated courtroom, Movant in the above-captioned matter will move this court for an Order granting the relief sought as set forth in the Motion and accompanying supporting documents served and filed herewith. Said Motion is based upon the grounds set forth in the attached Motion and accompanying documents.
3. **Your rights may be affected.** You should read these papers carefully and discuss them with your attorney, if you have one. (If you do not have an attorney, you may wish to consult one.)

4. **Deadline for Opposition Papers:** This Motion is being heard on regular notice pursuant to LBR 9013-1. If you wish to oppose this Motion, you must file a written response with the court and serve a copy of it upon the Movant or Movant's attorney at the address set forth above no less than fourteen (14) days prior to the above hearing date. If you fail to file a written response to this Motion within such time period, the court may treat such failure as a waiver of your right to oppose the Motion and may grant the requested relief.
5. **Hearing Date Obtained Pursuant to Judge's Self-Calendaring Procedure:** The undersigned hereby verifies that the above hearing date and time were available for this type of Motion according to the judge's self-calendaring procedures.

Date: 02/04/2025

WEINTRAUB ZOLKIN TALERICO & SELTH LLP

Printed name of law firm

/s/ Derrick Talerico

Signature

Derrick Talerico

Printed name of attorney

## PROOF OF SERVICE OF DOCUMENT

I am over the age of 18 and not a party to this bankruptcy case or adversary proceeding. My business address is:

11766 Wilshire Blvd., Suite 730, Los Angeles, CA 90025

A true and correct copy of the foregoing document entitled: **NOTICE OF MOTION FOR** (*specify name of motion*)  
Motion of Debtor and Debtor in Possession Broadway Avenue Investments, LLC for Order Authorizing Debtor to Enter into  
Post-Petition Lease; Memorandum of Points and Authorities in Support Thereof  
will be served or was served **(a)** on the judge in chambers in the form and manner required by LBR 5005-2(d); and **(b)** in  
the manner stated below:

**1. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF):** Pursuant to controlling General  
Orders and LBR, the foregoing document will be served by the court via NEF and hyperlink to the document. On (*date*)  
02/04/2025, I checked the CM/ECF docket for this bankruptcy case or adversary proceeding and determined  
that the following persons are on the Electronic Mail Notice List to receive NEF transmission at the email addresses stated  
below:

See attached NEF Service List



Service information continued on attached page

**2. SERVED BY UNITED STATES MAIL:**

On (*date*) 02/04/2025, I served the following persons and/or entities at the last known addresses in this  
bankruptcy case or adversary proceeding by placing a true and correct copy thereof in a sealed envelope in the United  
States mail, first class, postage prepaid, and addressed as follows. Listing the judge here constitutes a declaration that  
mailing to the judge will be completed no later than 24 hours after the document is filed.

See attached US Mail Service List



Service information continued on attached page

**3. SERVED BY PERSONAL DELIVERY, OVERNIGHT MAIL, FACSIMILE TRANSMISSION OR EMAIL** (*state method  
for each person or entity served*): Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on (*date*) 02/04/2025, I served  
the following persons and/or entities by personal delivery, overnight mail service, or (for those who consented in writing to  
such service method), by facsimile transmission and/or email as follows. Listing the judge here constitutes a declaration  
that personal delivery on, or overnight mail to, the judge will be completed no later than 24 hours after the document is  
filed.

The Honorable Vincent Zurzolo  
United States Bankruptcy Court  
255 East Temple St., Suite 1360  
Los Angeles, CA 90012  
(via Priority Mail)



Service information continued on attached page

I declare under penalty of perjury under the laws of the United States that the foregoing is true and correct.

02/04/2025  
*Date*

Martha E. Araki  
*Printed Name*

/s/ Martha E. Araki  
*Signature*

Seaton Investments, LLC – Jointly Administered

**1. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF):**

- Attorneys for Corporate Debtors Seaton Investment, LLC, Colyton Investments, LLC, Broadway Avenue Investments, LLC, Negev Investments, LLC, SLA Investments, LCC.: **Derrick Talerico:** dtalerico@wztslaw.com; maraki@wztslaw.com; sfritz@wztslaw.com; admin@wztslaw.com
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